

Article 38

Please **vote NO** on **Article 38**
and any **Amendments** that allow:

Ending Single Family Zoning

ARTICLE 38

ZONING BYLAW AMENDMENT/TWO FAMILY CONSTRUCTION ALLOWED BY RIGHT IN R0 AND R1 RESIDENTIAL ZONES

To see if the Town will vote to or take any action related thereto: To amend Section 5.4 of the Zoning Bylaw by amending definitions and expanding allowable residential uses in the R0 Large Lot Single-Family District and R1 Single-Family District with the goal of diversifying the housing stock; or take any action related thereto.

(Inserted at the request of Annie LaCourt and ten registered voters)

This slide presentation is on the web at: <http://tmslides.arfrr.org>

How we got here: 2019 and 2020



Annual Town Meeting - April 24, 2019

2019 ATM: ARB Chair Bunnell changes Density Articles vote to “No action.” Chair Admits that major changes must have better TMM and public support. See video at 30 min point... <http://video2019.arfrr.org>

2020 Special TM: Article to end single family zoning. ARB votes “No Action”.

2022 ARB vote: supports Article to end single family zoning in a 3 to 2 vote

Arlington Now, before Article 38:

DIVERSE HOUSING, INCLUSIVE ZONING, RELATIVELY AFFORDABLE, VERY DENSE
61% of our housing stock is actually in 2 family or greater residential buildings.

Arlington has **8001 single family homes, just 39% of our total housing.**
7300 are located in R0 and R1. **645** are in R2 districts and can already be redeveloped as 2 family or duplexes by right.

Arlington is **more affordable to buy, rent or live in than all but one** of the contiguous towns and cities around us.

In R0/R1, 1240 acres are single family lots, which is 38% of total Town land area.

- Redlining was not done in Arlington, and was not part of the zoning/bylaw system
- Arlington's single family and 2 family lots are among the smallest in the state

Arlington, if Article 38 is approved:

Replacement of single family homes with 2 units ALWAYS raises housing prices - accelerating price trends, not reducing

See <http://tm.arfrr.org> for more

Address	Single-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
Arnold St.	600,000	890,000	900,000
Beacon St.	950,000	980,000	990,000
Beacon St.	769,000	820,000	839,000
Beacon St.	769,000	899,000	910,000
Crescent Hill Rd.	599,000	759,900	759,000
Cutter Hill Rd.	717,000	900,000	915,000
Fairmont St.	975,000	1,181,000	1,202,000
Harvard St.	805,000	1,100,001	1,035,000
Nourse St.	630,000	925,000	965,000
Paul Revere Rd.	350,000	729,900	729,900
Webcowet Rd.	750,000	825,000	816,000
Webcowet Rd.	850,000	990,000	1,060,000
Webcowet Rd.	960,000	1,275,000	not yet available

Address	Two-family Sale Price	Condo 1 Sale Price	Condo 2 Sale Price
Beacon St.	625,000	795,000	810,000
Dorothy Rd.	665,000	900,000	953,348
Dorothy Rd.	755,000	1,068,000	1,023,686
Field Rd.	775,000	820,000	840,000
Medford St.	780,000	1,100,000	1,090,000
Mott St.	725,000	1,050,000	1,200,000
Mott St.	720,000	875,000	875,000
Mott St.	725,000	855,000	855,000
Mott St.	720,000	855,000	819,000
Mott St.	750,000	970,000	970,000
Park St.	750,000	875,000	875,000
Washington St.	590,000	720,000	725,000
Winter St.	937,500	1,599,900 pending	not yet available

Before and After, house:



**Two family zone, in Arlington.
Recent construction:**



Major Negatives - Article 38 and Amendments

- **Housing Crisis?**
 - This is the ABSOLUTELY wrong thing to do here in such a dense town
 - Increasing density in nearby less-dense communities to equal Arlington's will actually exceed Gov. Baker's housing goals.
- **Fairness / Equity Issues:**
 - "Housing Choice" helps high incomes, hurts others
 - **250 Town Meeting Members** to choose for thousands of homes, tens of thousands of residents - who don't know about it.
 - Most residents that know are **shocked/against**.
 - Goes against 2019 ARB promise, goes against 2020 ARB Decision, **against Master Plan and Master Plan Implementation Committee**
 - Hurts our inclusivity / anti-racist action
- **Effect on Schools and Teardowns - Loss of trees, open space climate resiliency**
 - Even **size-limited amendments don't help** effect on schools, McMansions/Teardowns - it worsens the problem
 - **Embodied Energy** - better to insulate/remodel than teardown

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